

# CRESTMOR PROPERTY REZONING

100 N CRESTMOR AVENUE, LOUISVILLE, KY 40206

PLANNING COMMISSION HEARING | JUNE 2, 2022

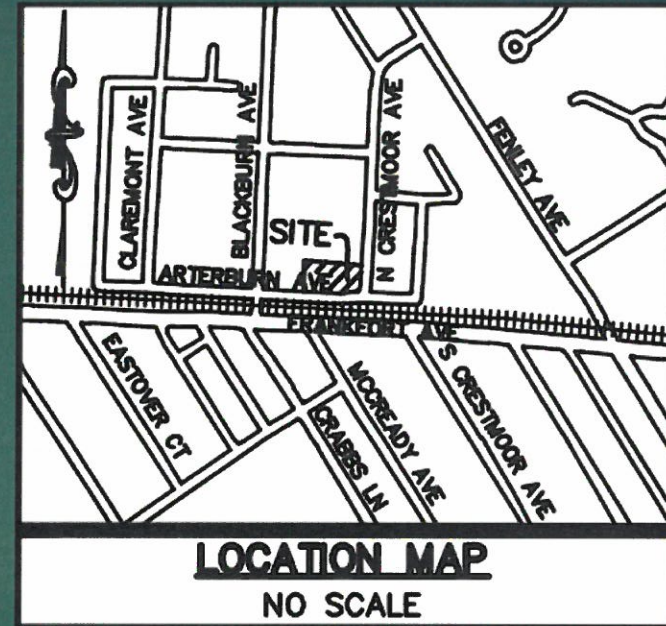


**MINDEL SCOTT**



# Project Details

- ▶ Address:
  - ▶ 100 N Crestmoor Avenue
- ▶ Existing Zoning
  - ▶ R-5
- ▶ Existing Use
  - ▶ Single Family
- ▶ Proposed Zoning
  - ▶ R-6
- ▶ Total Land Area
  - ▶ 0.295+/-AC.



MINDEL SCOTT



# Existing Zoning



MINDEL SCOTT



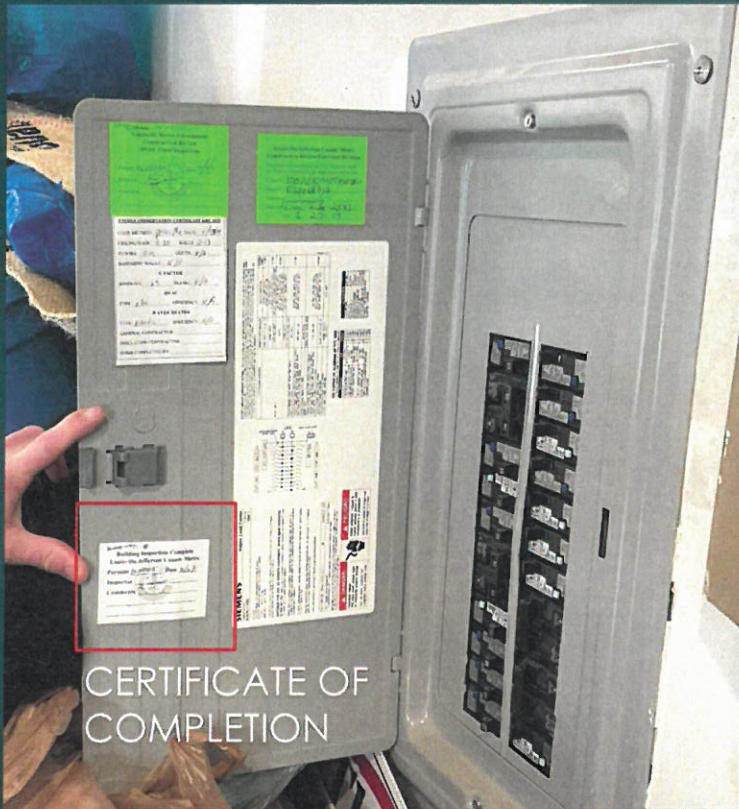
# Existing Building Conditions



MINDEL SCOTT



# Existing Building Conditions



CERTIFICATE OF  
COMPLETION



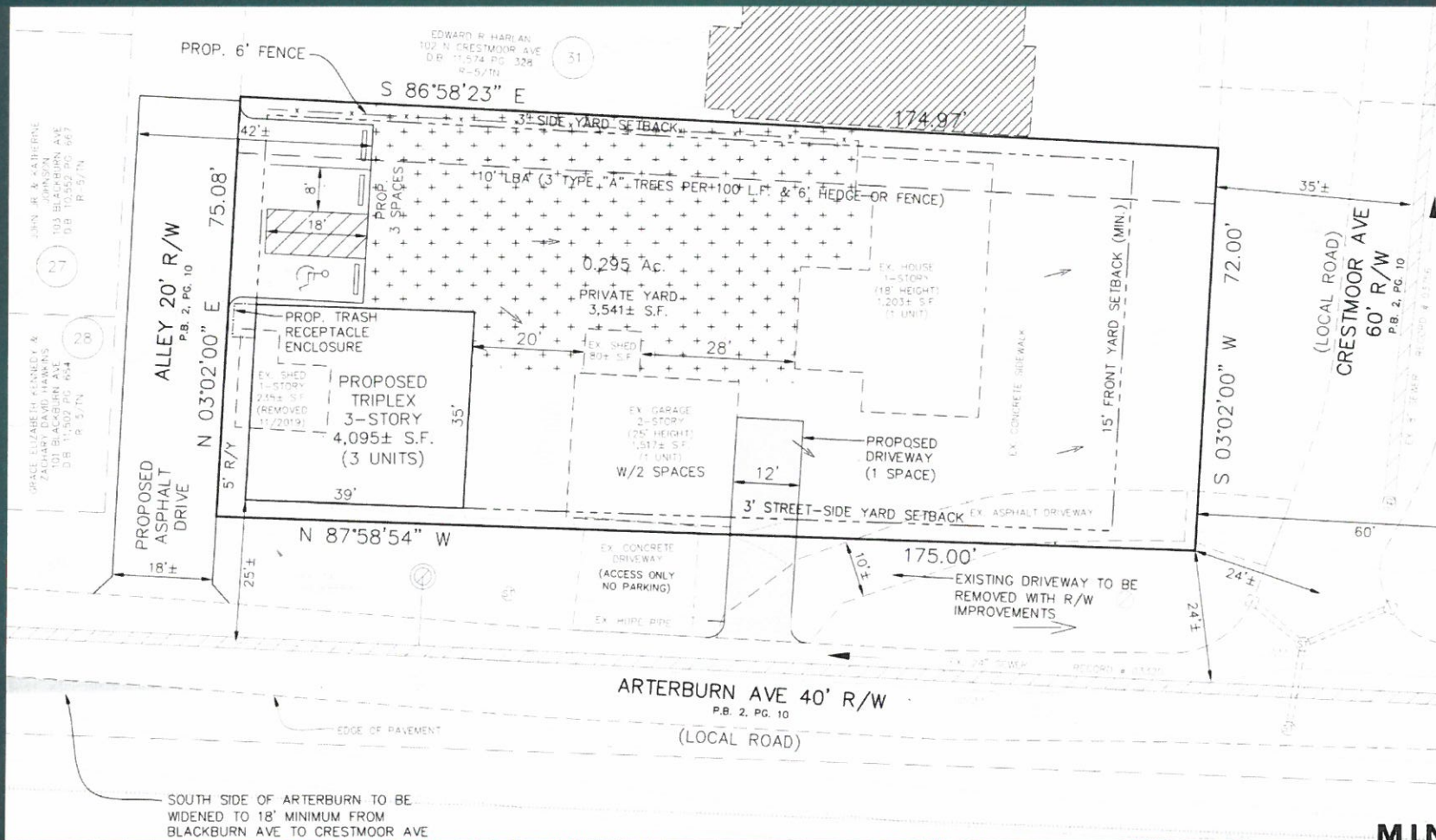
GARAGE POSITIONING TO LINE UP WITH  
OTHER BUILDINGS ON ARTERBURN



MINDEL SCOTT



# Proposed Plan



MINDEL SCOTT



# Rendering of Proposed Building



MINDEL SCOTT



# Site Rendering



MINDEL SCOTT

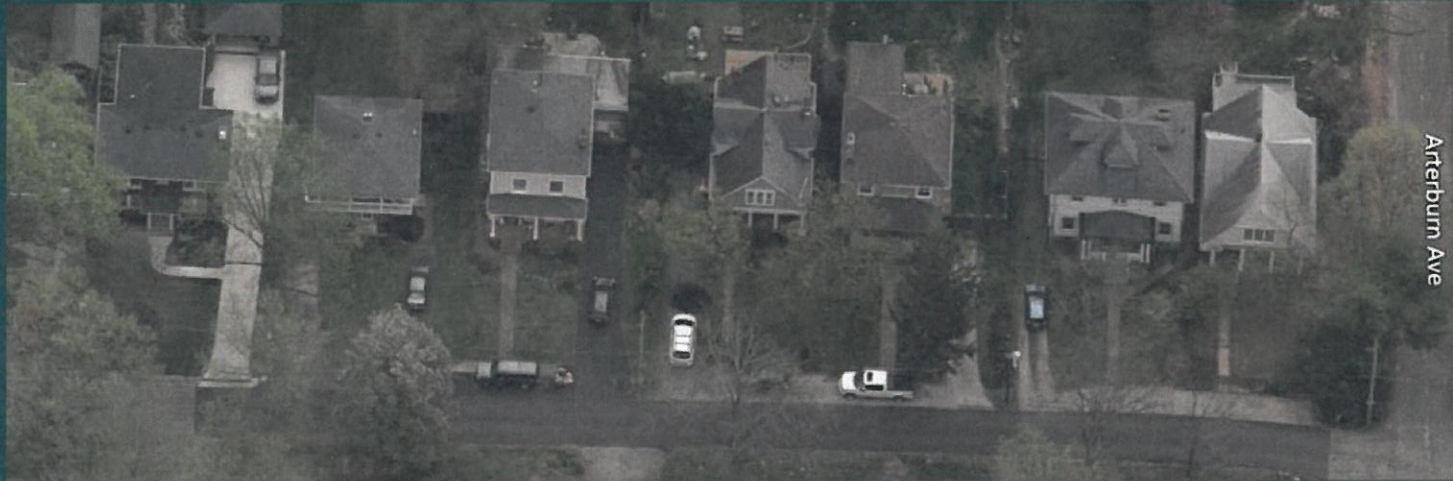


# Bird's Eye Exhibit 1



MINDEL SCOTT





Blackburn Street Massing



Arterburn Street Massing



MINDEL SCOTT



# Bird's Eye Exhibit 1



MINDEL SCOTT



# Landscape Exhibit



MINDEL SCOTT



# Building Elevation



MINDEL SCOTT

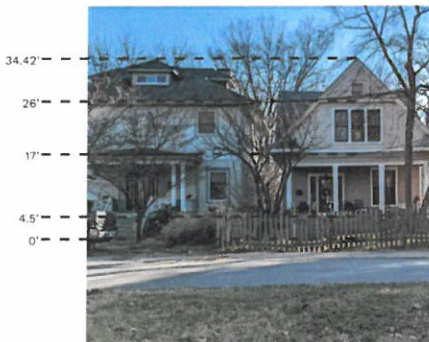


# Building Height Comparison



## LEGEND

- ① 101 BLACKBURN AVE
- ② 104 BLACKBURN AVE
- ★ 100 N CRESTMOOR AVE



① MAX BUILDING HEIGHT: 34.42'



② MAX BUILDING HEIGHT: 25.83'



★ MAX BUILDING HEIGHT: 32.67'





# Site Rendering



MINDEL SCOTT



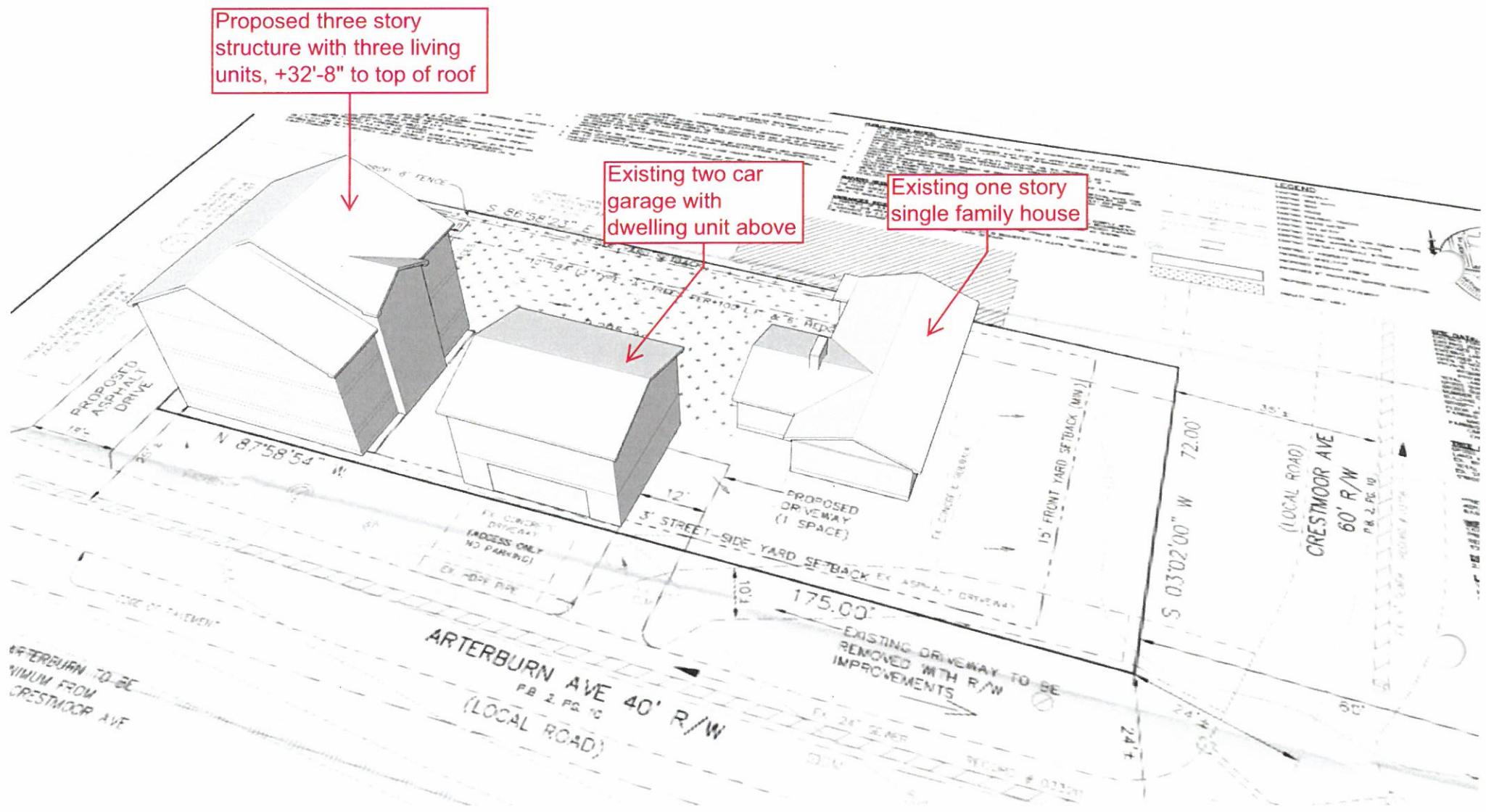
Ave  
ky  
y - May 2019



M  
restmo  
le, KY 4

Google

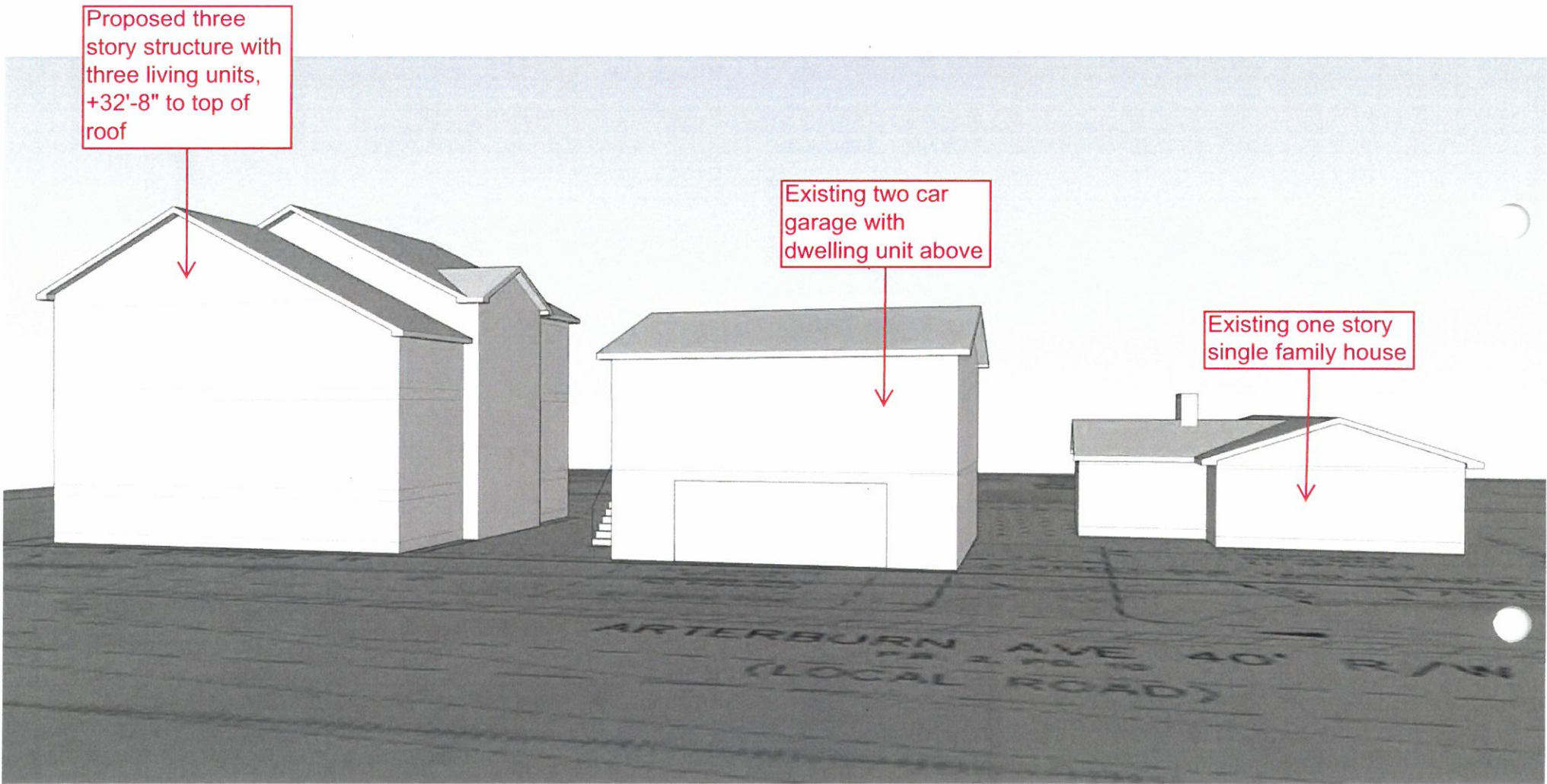




3D CONCEPT OVERLAYED ON PROPOSED SITE PLAN

Proposed Development  
 100 N. Crestmoor Ave  
 Louisville, KY 40206





Proposed three story structure with three living units, +32'-8" to top of roof

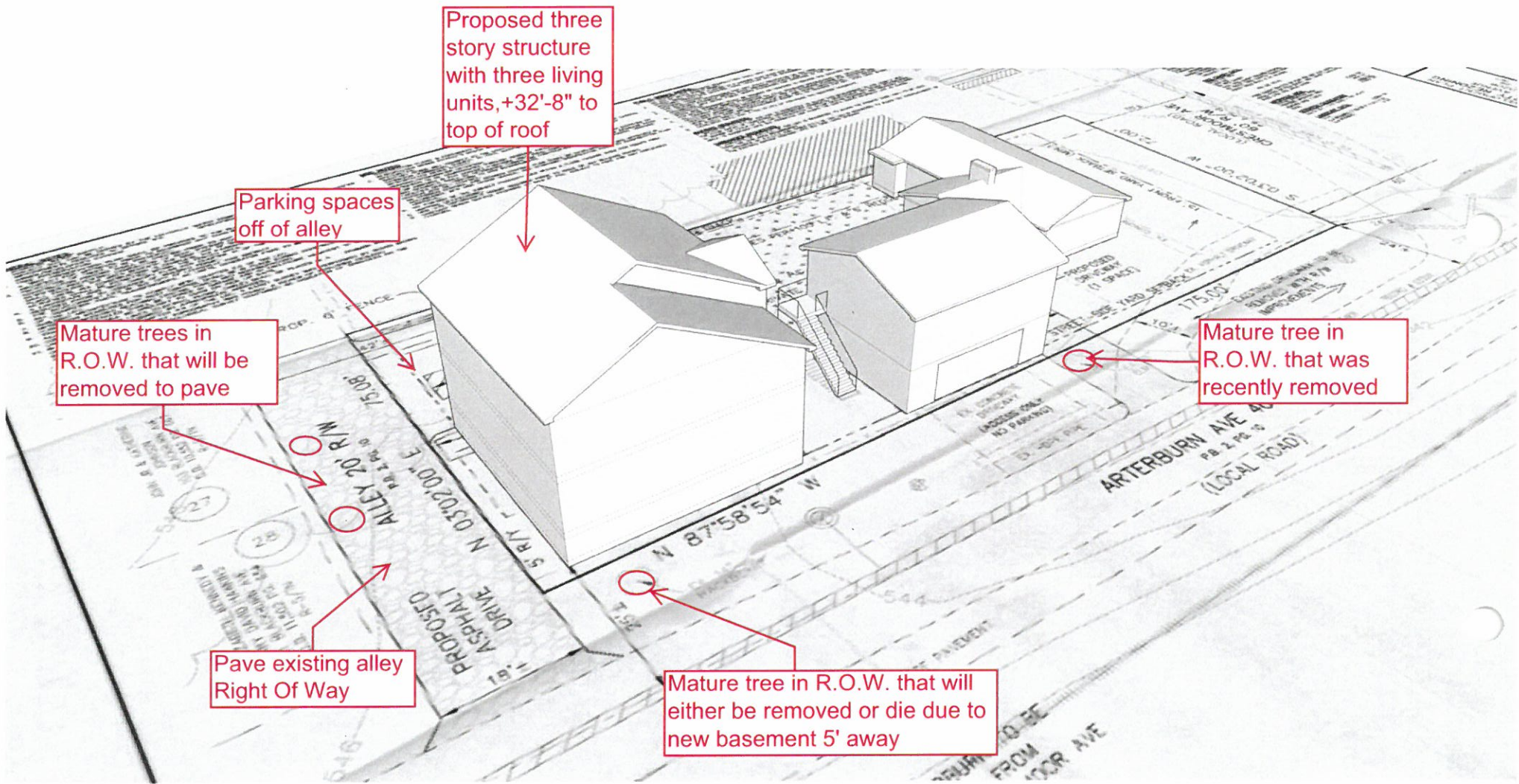
Existing two car garage with dwelling unit above

Existing one story single family house

3D CONCEPT OVERLAYED ON PROPOSED SITE PLAN

Proposed Development  
100 N. Crestmoor Ave  
Louisville, KY 40206





3D CONCEPT OVERLAYED ON PROPOSED SITE PLAN

Proposed Development -  
 100 N. Crestmoor Ave  
 Louisville, KY 40206



What do the other two sides look like?  
Does the one facing Arterburn comply  
with LDC 5.6.3, displaying a similar  
level of quality and architectural  
interest?

Are the sides vinyl?

Where are the  
window wells that  
will be required for  
egress from this  
floor?

Where is this  
exterior stair?

Where are these doors  
on the site plan?







accessible walkway?

existing shed

walkway?

walkway?

Any pedestrian connections to streets?

ARTERBURN AVE.

N. CRESTMOOR AVE.